

## NEIGHBORHOOD PLAN

## Vision

*An ideal American small town, a safe refuge from the hustle and bustle of big city life, as Seattle continues to grow. With families, of all descriptions, living along clean, tree-lined streets, in well-made single-family houses, or in equally well made duplexes, condominiums, or apartment buildings. With parks, playgrounds, and everyday goods and services nearby. We envision public facilities and services that keep up with demands. There will be convenient access, both within the Admiral District and to other parts of town, with a variety of transportation modes. Within our neighborhood, the impacts of growth, including traffic congestion and parking, will be mitigated through revisions to codes and guidelines. We have faith that the future holds solutions to the traffic congestion in the neighborhood and on the West Seattle Bridge, whether through alternate routes to I-5, rapid transit, alternate transportation modes, or changes in technology or travel habits. Density will be clustered in the traditional American village style with plenty of parking. Sustaining this growth and development will be a business district which is responsive to local needs for goods and services, and which provides local employment opportunities. Places where we can experience nature are a critical part of our vision. We envision preserving all undeveloped open space, preventing landslides, landscaping our public places, carefully designing our parks, and supporting tree-planting programs. We envision zoning and building codes that preserve our open air and our views of mountains and water for the benefit of the general public; And we envision enhanced city services more responsive to the Admiral District's needs.*

## Key Strategies

- A. **Improve the existing character and enhance the community's identity of the Admiral** by enhancing development and community participation in design guidance..
- B. **Alleviate traffic and parking problem** by providing adequate parking. And protect existing open space and create and protect more open space by acquiring and enhancing Admiral's open space. Provide increased opportunities for collaboration with the neighborhood.
- C. **Protect existing open space and create and protect more open space** through involving the neighborhood in capital improvement projects, and developing neighborhood use guidelines and master plans for local parks.
- D. **Improve existing City Services** rather than development of new programs, to meet the services and public facility needs in the neighborhood.



Admiral (Photo source: Flickr.com, Slightlynorth)

## Community Investment

- Seattle Department of Transportation (SDOT) constructed new side-walks along California Ave. SW in front of Lafayette Elementary School. City Light installed pedestrian lights. The neighborhood received funds from Seattle Public Utilities and the Neighborhood Matching Fund to remove sections of concrete and plant trees and shrubs along Admiral Way between California Avenue SW and 41st Avenue SW. Additionally, the Lafayette School PTA received a Neighborhood Matching Fund award to work with students and community members to make and install tiles in the sidewalk alongside the school.
- The City adopted the Admiral Residential Urban Village Design Guidelines in May, 2002.
- The Libraries for All program funded the renovation of the existing West Seattle branch in the Admiral District; reconfiguring 2,165 square feet in the basement into a meeting room and other program space. The renovation also included providing an updated collection, more computers, more electrical and computer connections, more efficient work areas, new furniture, and better lighting.
- Pro Parks Levy funded improvements to Schmitz Park. These included: rebuilding the drainage to handle heavy seasonal and storm flow capacities; creek "daylighting" to provide a more natural appearance and improved performance; and removal of the parking lot and restoration of that open area to a natural condition.
- Parks completed improvements to Hiawatha Playfield that included construction of landscape and entry improvements; new irrigated; restoring the east lawn; and adding new "historic" site furnishings. Renovations of the playfield are underway to enhance lighting and install synthetic turf. The field will be expanded to accommodate full-size baseball, soccer and football facility field
- Pro Parks funded acquisition and development of the former City Light substation on Admiral Way near Garlough St. Named in honor of the sister city, Nantes, Parks creates beautiful in-City nook with plants to attract butterflies, a contemplative garden walk and shaded sitting stones.
- The new "Duwamish Story Pole" carved by Duwamish Tribe member Michael Halady, was dedicated in August, 2006 at Belvedere Park View Point.
- Through extensive community engagement the assisted-living development at 2326 California Ave. SW developed underground parking lot available to business district shoppers.
- SDOT installed mid-block crossings at 41st Ave. SW and Admiral Way SW.

## Neighborhood Plans:

[WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS](http://WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS)

## Neighborhood Status Reports:

[WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD\\_PLANNING/STATUSREPORTS](http://WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS)

# HOUSING & EMPLOYMENT

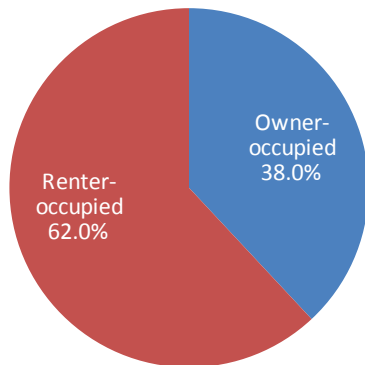
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Admiral.

## Comprehensive Plan 2024 Growth Targets

Admiral Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	98	1,000	10	200	12	N/A	N/A	N/A	N/A

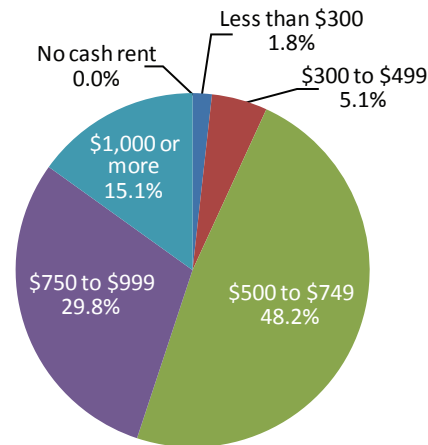
## Renter or Owner Occupied

for all occupied housing units



## Gross Rent

for specified renter-occupied units

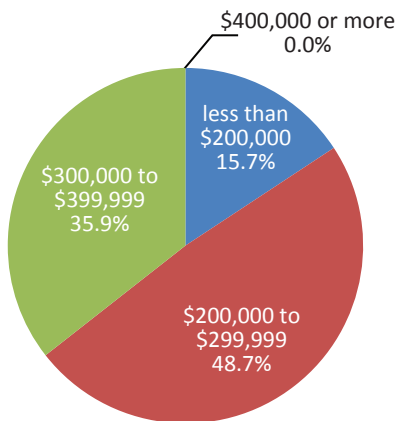


Median gross rent: (specified units paying cash rent)  
- Admiral: \$700-\$749  
- Seattle: \$721

Note: "Gross rent" includes rent and costs for household utilities and fuels. Specified units exclude 1-family houses on ten or more acres

## Home Value

for specified owner-occupied units

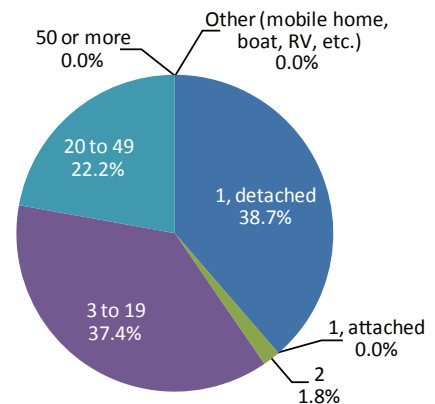


Median home value:  
-Admiral: \$279,787  
-Seattle as a whole: \$259,600

Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

## Number of Units in Structure

for all housing units



## 1995-2007 Employment by Sector



## Development Capacity

calculated as of 2007

Housing	690 (units)
Commercial	36,681 (square feet)
Jobs	122

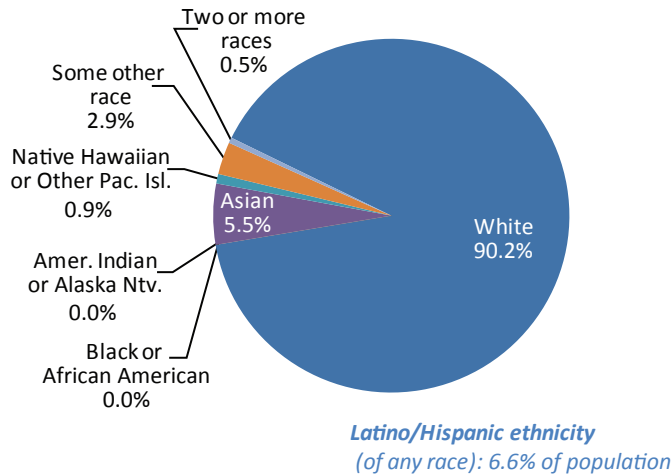
# DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for Admiral.

Population	2000	2007*
*estimate	1,595	1,659

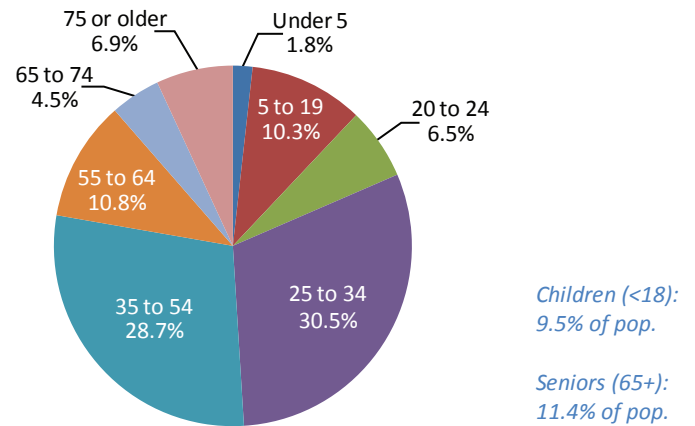
## Race

for all persons



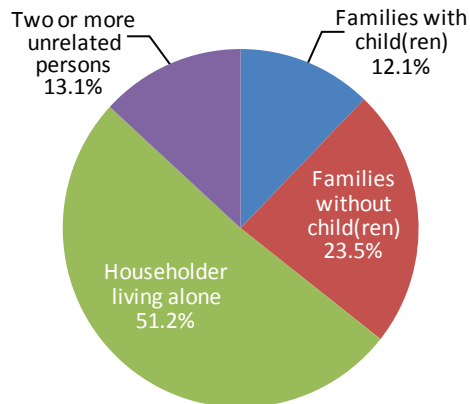
## Age

for all persons



## Household Type

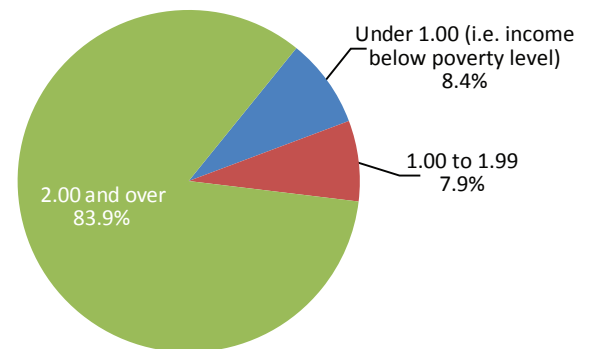
for all households



Note: "Children" refers to related children under 18 years of age

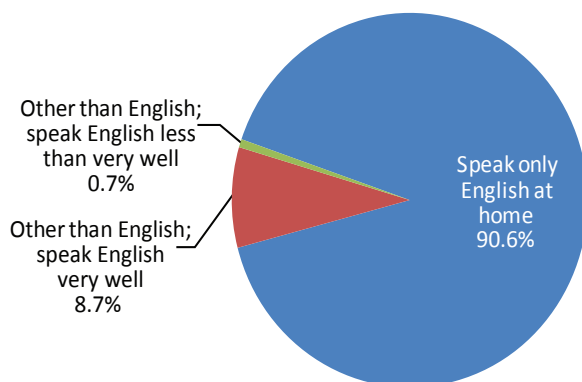
## Ratio of Income to Poverty

Persons for whom poverty status is determined



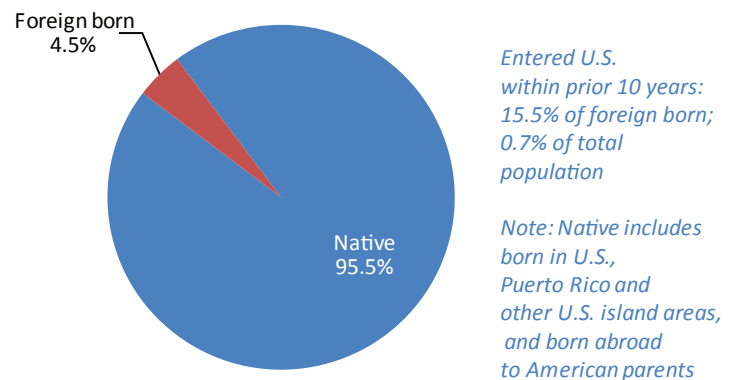
## Language Spoken at Home

for persons 5 years and older



Total speaking language other than English at home: 9.4%

## Place of Birth





# AERIAL MAP



# Admiral

## Urban Village



### Neighborhood Plan Area



**Aerial Photo: 2007**

## LINK Light Rail



 Stations

At-Grade / Aerial

 Tunnel



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